

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie O. Nolan, AICP, Acting Development Services Director/  
(954) 797-1101

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** Master Site Plan Application: MSP 11-3-06/07-18/Rancho  
Alegre/2800 SW 148th Avenue/Generally located on SW 148th Avenue, between SW  
31st Court and SW 26th Street.

**AFFECTED DISTRICT:** District 4

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** MSP 11-3-06/07-18/Rancho Alegre

**REPORT IN BRIEF:**

The applicant is requesting site plan approval for a fourteen (14) lots single-family development. The subject site consists of 13.95 net acres (607,466 sq. ft.)/ 14.14 gross acres (615,974) Lots one, two, and three front SW 148 Avenue, while lots four through fourteen, front a public right-of-way dedicated by this plat. As indicated by the applicant, the lots will be sold individually to be developed as custom homes. The subject site is regulated by the Rural Lifestyle principles. Therefore, each custom home shall meet the Rural Lifestyle regulations at the time of building permitting.

The proposed site plan provides vehicular access onto the subject site off SW 148th Avenue through a 50' vehicular access opening along the eastern boundary line. The proposed development can be considered compatible with both existing and allowable uses on and adjacent to the property.

**PREVIOUS ACTIONS:**

At the January 2, 2008 Town Council meeting, this item was tabled to the January 16, 2008 Town Council meeting. (**Motion carried 4-0, Councilmember Starkey was absent**)

**CONCURRENCES:**

At the December 11, 2007 Site Plan Committee meeting, Ms. Lee made a motion, seconded by Mr. Breslau, to approve subject to adding a little more landscape materials

such as under-story shrubs and flowers at the 150-foot entrance. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. (**Motion carried 5-0**)

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final Master Site Plan approval:

Applicant must provide irrigation plan indicating that all irrigation shall be commonly controlled as set forth in the restrictive covenant.

**Attachment(s):** Planning Report, Site Plan

**Exhibit “A”**

**Application:** MSP 11-3-06/07-18/Rancho Alegre

**Original Report Date:** 11/28/07

**Revision(s):**

12/12/2007, 1/3/2007

**Phone:** (305) 992-5631

**Phone:** (954) 680-6533

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**Background Information**

**Application Request:** The petitioner requests Master Site Plan approval for 14 single-family homes

**Address:**

**Location:** Generally located on SW 148<sup>th</sup> Avenue, between SW 31<sup>st</sup> Court and SW 26<sup>th</sup> Street

**Future Land**

**Use Plan Map:** Residential 1 DU/Acre

**Zoning:** A-1, Agricultural District

**Existing Use(s):** Vacant Land

**Parcel Size Net/Gross:** 13.95 net acres (607,466 sq. ft.)/ 14.14 gross acres (615,974)

**Proposed Use(s):** 14 Single-Family Homes

**Proposed Density:** 1 DU / Builders Acre (35,000 sq. ft.)

**Surrounding Use(s):**

**Surrounding Land**

**Use Plan Map**

**Designation(s):**

**Surrounding Zoning(s):**

**North:** A-1, Agricultural District  
**South:** A-1, Agricultural District  
**East:** A-1, Agricultural District  
**West:** A-1, Agricultural District

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**Zoning History**

**Related zoning history:**

Adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, affecting the subject property.

This property was formerly recorded as “Florida Fruit Lands Company Subdivision 1” in Plat Book 2, Page 17 of the public records of Broward County.

**Previous Requests on same property:**

*Plat Application P 10-1-02 Sharon Gardens (now known as Rancho Alegre)*, was approved by Town Council on October 15, 2003.

*Site plan Application, SP 10-1-02 Sharon Gardens (now known as Rancho Alegre)*, was approved by Town Council on August 4, 2004.

**Concurrent Request(s) on same property:**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code*, Article XII of the Land Development Code, Subdivisions and Site Plans

*Land Development Code (Section 12-375 through 379)*, Master Planned Developments general provisions, design standards and requirements.

*Land Development Code (Section 12-24 (J)(5))*, the A-1, Agricultural District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

*Land Development Code (Section 12-81)*, Residential standards for A-1 district, minimum lot area is 35,000 square feet, minimum frontage is 140 feet, maximum height is 35 feet, and maximum building ratio is 25%.

*Land Development Code, §12-208 (A) (7)*, Requirements for off-street parking. Dwelling, single family, two (2) spaces for each dwelling unit.

*Land Development Code, (Section 12-33(L)(1)(a), Excavation is Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premised except surplus not required for grading of the premise. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.*

*Land Development Code, (Section 12-380), Effective period of approval, Approval of a master planned development as provided herein shall be effective for a period of eighteen (18) months from the date of approval.*

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## **Comprehensive Plan Considerations**

### **Planning Area:**

#### **Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 113.

#### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 5-2:* The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Plan, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## **Application Details**

2. *Architecture:* The petitioner proposes that all fourteen (14) single-family homes are to be custom. All proposed custom homes must be consistent with the anti-monotony principles required by the Rural Lifestyle Initiative (RLI). If the developer wishes to offer model homes instead of custom homes on these lots, the models shall be approved by the Site Plan Committee.
3. *Access and Parking:* The proposed site plan provides vehicular access onto the subject site off SW 148<sup>th</sup> Avenue through a 50' vehicular access opening along the eastern boundary line. The proposed plat (concurrent request) includes the dedication of the internal public right-of-way. The required parking must be met through individual driveways for each single-family dwelling. Parking shall meet Land Development Code requirements (two parking spaces per unit).
4. *Lighting:* The petitioner proposes lighting poles at both sides of the internal street. The lighting fixture meets the Rural Lifestyle Initiative requirements as to the style of lighting, providing a similar style to the Sternberg Vintage Lighting.
5. *Signage:* Signage is not part of this Master Site Plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and A-1, Agricultural District. The landscape plan indicates species such as Mahogany, Crape Myrtle, Live Oak, and Florida Royal Palm along the landscape buffers (at SW 48<sup>th</sup> and abutting the western property line) as well as at the internal right-of-way. The landscape plans also shows Red Tip Cocoplum as hedge material.
7. *Drainage:* Retention areas are shown at all sizes of the lots by drainage retention and flowage easements dedicated in the plat. The petitioner obtained Central Broward Water Control District Approval on April 25, 2007. Approved site plans shall have CBWCD approval stamp prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
8. *Trails:* The Oak Hill Park Trail is located along SW 148<sup>th</sup> Avenue adjacent to the subject site. This recreational and equestrian trail will accommodate leisure activities to and from the subject site. Additionally, the trail also allows the access to numerous Davie parks and other trails.
9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire.
10. *Compatibility:* The petitioner's proposed residential development consisting of custom single-family homes can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed Master Site Plan Application should maintain the existing Town of Davie rural living environment.

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### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

1. As per § 12-205 (1), demonstrate internal circulation for service trucks to the loading area with hidden or dashed line, thirty-eight (38') foot inner radii and fifty (50') foot outer radii.

#### **Engineering Division:**

1. Provide 40 ft. by 40 ft. sight triangles at the proposed right-of-way connection with SW 148<sup>th</sup> Avenue.
2. Submit stormwater management calculations to show that the dry retention areas are adequate for the site.

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Shenandoah Community Center and the Town of Davie Community Room on January 19, 2007 and January 22, 2007. Attached is the petitioner's Citizen Participation Report.

The petitioner's site design meets the intent of the A-1, Agricultural District. The propose Master Site Plan is consistent with the Land Development Code as it relates to access, location, size, and use. The project will be compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Residential 1DU/Acre.

Staff finds that the Master Site Plan complies with the general purpose and intent of the A-1, Agricultural District. Furthermore, the Master Site Plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed Master Site Plan can be considered compatible with the surrounding uses and properties.

### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final Master Site Plan approval:

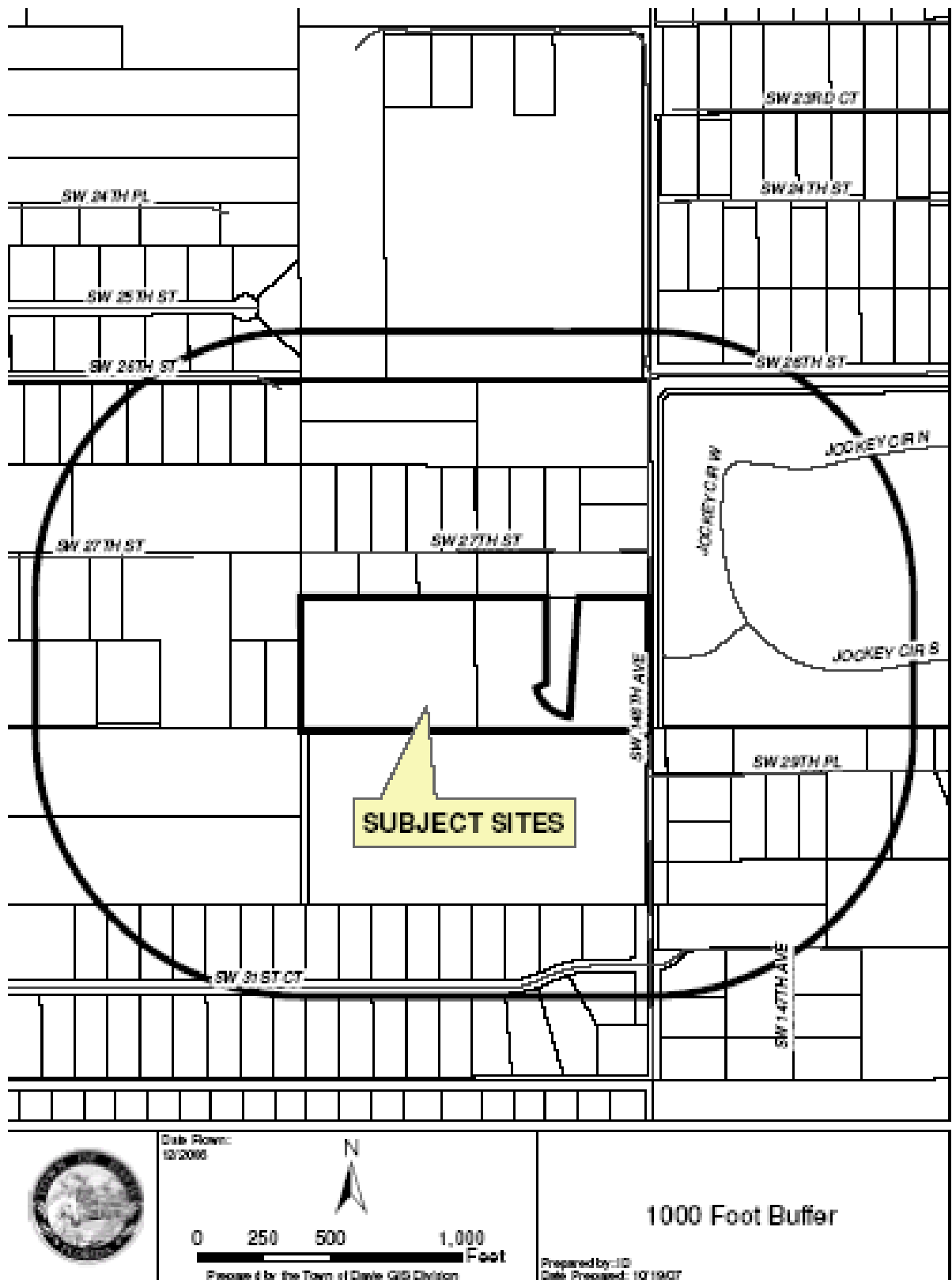
At the December 11, 2007 Site Plan Committee meeting, Ms. Lee made a motion, seconded by Mr. Breslau, to approve subject to adding a little more landscape materials such as under-story shrubs and flowers at the 150-foot entrance. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

At the January 2, 2008 Town Council meeting, this item was tabled to the January 16, 2008 Town Council meeting. **(Motion carried 4-0, Ms. Starkey was absent)**

*File Location: P&Z\Development Applications\Applications\MSP\_Master Site PlanM\SP\_06\MSP 11-3-06 Rancho Alegre*



Exhibit 1 (Mail-out Map)



**Exhibit 2 (*Mail-out*)**

**SP 11-3-06**  
ADAMS,ADRIENNE  
15200 SW 26TH ST  
DAVIE FL 33326-2034

**SP 11-3-06**  
AHVAR DEV CO INC  
3641 OAKS CLUBHOUSE DR #103  
POMPANO BEACH FL 33069

**SP 11-3-06**  
ALL,HESHAM &  
GOMAA,EMAN  
14761 CEDAR CREEK PL  
DAVIE FL 33325

**SP 11-3-06**  
ALTMAN,DONALD A & BRENDA B  
15260 SW 26 ST  
DAVIE FL 33325

**SP 11-3-06**  
ANDERSON,CYNTHIA H 1/2 INT  
ANDERSON,KELLY J  
15041 SW 31 CT  
DAVIE FL 33331-2622

**SP 11-3-06**  
BAKER,MICHAEL J & CELINA H  
14820 SW 27 ST  
DAVIE FL 33331

**SP 11-3-06**  
BASS,RUSSELL J SR  
2800 SW 148TH AVE  
DAVIE FL 33331-2631

**SP 11-3-06**  
BAXTER,HELEN  
15125 SW 26TH ST  
DAVIE FL 33326-2003

**SP 11-3-06**  
BENDER,MICHAEL  
BENDER,JAIME  
14800 SW 31 CT  
DAVIE FL 33325

**SP 11-3-06**  
BERMAN,JAC F & ALEGRE  
% FRONT ROW USA  
900 N FEDERAL HWY STE 200  
HALLANDALE BEACH FL 33009-2545

**SP 11-3-06**  
BITHMAN,PETER OSCAR  
14771 SW 26 ST  
DAVIE FL 33325-4911

**SP 11-3-06**  
BOSQUE,RAUL E & LINDA A  
14801 SW 31 CT  
DAVIE FL 33331-2618

**SP 11-3-06**  
BRINKLEY,A J & LILA M  
2651 SW 148TH AVE  
DAVIE FL 33331-2606

**SP 11-3-06**  
BROWN,LORNA M  
151 N NOB HILL ROAD  
PLANTATION FL 33324

**SP 11-3-06**  
BUCHALTER,MARILYN A  
9810 SW 2 ST  
DAVIE FL 33324

**SP 11-3-06**  
CALAZZO,THERESA  
15301 SW 31 CT  
DAVIE FL 33331-2628

**SP 11-3-06**  
CASTELLANO,PAUL J &  
CASTELLANO,ALLISON STOWE  
15140 SW 26 ST  
DAVIE FL 33326-2002

**SP 11-3-06**  
CAVALIE,NANCY R  
15290 SW 26 ST  
DAVIE FL 33326-2034

**SP 11-3-06**  
CERVONE,MICHAEL S & LISA B  
15102 SW 25 ST  
DAVIE FL 33326

**SP 11-3-06**  
CHANG,JOSEPH R &  
CHANG,MARILYN  
14900 SW 31 CT  
DAVIE FL 33331-2619

**SP 11-3-06**  
CHIN-A-YOUNG,NICHOLAS  
18619 SW 15 ST  
PEMBROKE PINES FL 33029

**SP 11-3-06**  
COLBERG,CURTIS & CAROLEE  
14881 SW 31 CT  
DAVIE FL 33331-2618

**SP 11-3-06**  
CULLINANE,ELIZABETH T  
CULLINANE,LORETTA M  
3102 SW 147 AVE  
DAVIE FL 33331

**SP 11-3-06**  
CURREY,FRANCIS P  
15025 SW 27 ST  
DAVIE FL 33331-2608

**SP 11-3-06**  
DELEON,HENRY  
15040 SW 31 CT  
DAVIE FL 33331-2607

**SP 11-3-06**  
DEMANGO,CHRISS &  
DEMANGO,JOSEPH & HELEN  
15300 SW 27 ST  
DAVIE FL 33331-2609

**SP 11-3-06**  
DUKE,GEORGE M JR & ELAN CHU  
14951 SW 27TH ST  
DAVIE FL 33331-2614

**SP 11-3-06**  
EDWARDS,MARIANNE D  
2940 SW 148 AVE  
DAVIE FL 33331-2634

**SP 11-3-06**  
FRANCOIS,ELAINE  
FRANCOIS,GERARD P  
15281 SW 31 CT  
DAVIE FL 33331-2626

**SP 11-3-06**  
GABRIELSON,MARK & ANGELA  
15095 SW 27 ST  
DAVIE FL 33331

**SP 11-3-06**  
GARCIA,JOSE M & BELINDA A  
15080 SW 31 CT  
DAVIE FL 33331

**SP 11-3-06**  
HAMMOND,PEGGY E &  
HAMMOND,DALE  
4000 SKYEND TER  
DAVIE FL 33328

**SP 11-3-06**  
HARRISON,MARLISA &  
HARRISON,MICHAEL  
14700 SW 29 PL  
DAVIE FL 33330

**SP 11-3-06**  
JHONES,JORGE A  
14840 SW 31ST CT  
DAVIE FL 33331-2617

**SP 11-3-06**  
KENNEDY,GLENN &  
KENNEDY,NONA  
1051 NW 116 AVE  
PLANTATION FL 33323

**SP 11-3-06**  
KOSH,JEFFREY LIV TR  
15182 SW 25 ST  
DAVIE FL 33326

**SP 11-3-06**  
LACEY,HELEN M  
2801 SW 145TH AVE  
DAVIE FL 33330-1057

**SP 11-3-06**  
MADADI,JAGGA R  
3138 SW 14 ST  
FORT LAUDERDALE FL 33312

**SP 11-3-06**  
MC GOVERN,FRED & DONNA  
15201 SW 31ST CT  
DAVIE FL 33331-2626

**SP 11-3-06**  
MEIMAN,GRETCHEN &  
MEIMAN,SHAWN L  
15181 SW 31 CT  
DAVIE FL 33331

**SP 11-3-06**  
GRIMSON,KEITH J &  
GRIMSON,PATRICIA A  
15150 SW 27 ST  
DAVIE FL 33331-2615

**SP 11-3-06**  
HAMMOND,WILLIAM O  
14693 SW 29 PL  
DAVIE FL 33330

**SP 11-3-06**  
HOOVER,RENEE  
3000 SW 154 AVE  
DAVIE FL 33331-2610

**SP 11-3-06**  
KATZ,RICHARD J  
14801 SW 27 ST  
DAVIE FL 33331-2612

**SP 11-3-06**  
KENNEDY,GLENN & NONA  
1051 NW 116 AVE  
PLANTATION FL 33323

**SP 11-3-06**  
KRUPNICK,BRETT E  
1401 S OCEAN DR #706  
HOLLYWOOD FL 33019

**SP 11-3-06**  
LAMPER,MATTHEW  
HODGES,TAMARA MANAOIS  
GUARDIAN  
15050 SW 27 ST  
DAVIE FL 33331

**SP 11-3-06**  
MANGAR,DEVANAND  
360 S BLANCA AVE  
TAMPA FL 33606-3630

**SP 11-3-06**  
MCGRATH,JAMES & ZINORA  
6511 HOLATEE TRL  
SOUTHWEST RANCHES FL 33330

**SP 11-3-06**  
MOOREHEAD,JOHN & KATHY 1/2  
INT  
WESTERSON,BARBARA H  
2850 SW 154TH AVE  
DAVIE FL 33331-2601

**SP 11-3-06**  
HALL,MICHAEL J & LINDA S  
14701 SW 26 ST  
DAVIE FL 33325

**SP 11-3-06**  
HANCOCK,MARGARET P  
14940 SW 31 CT  
DAVIE FL 33331-2619

**SP 11-3-06**  
HOOVER,RICKY  
3000 SW 154 AVE  
DAVIE FL 33331-2610

**SP 11-3-06**  
KELLER,ROBERT & P  
KELLER,ROBERT JR,KELLER,LINDA  
15131 SW 31ST CT  
DAVIE FL 33331-2624

**SP 11-3-06**  
KNIERIM,DAVID A & JENNIFER D  
14670 SW 29 PL  
DAVIE FL 33330

**SP 11-3-06**  
LA CROIX,EARLINE M  
15100 SW 26TH ST  
DAVIE FL 33326-2002

**SP 11-3-06**  
LEWIS,JEANNETE C  
15200 SW 27 ST  
DAVIE FL 33331-2602

**SP 11-3-06**  
MARCHESE,RICHARD  
MCLAUGHLIN,REBECCA  
14781 SW 26 ST  
DAVIE FL 33325

**SP 11-3-06**  
MEHDI,ZAFAR  
14880 SW 31 CT  
DAVIE FL 33322

**SP 11-3-06**  
MORRIS,FRED & THERESA  
15230 SW 26 ST  
DAVIE FL 33326-2034

**SP 11-3-06**  
MPV PROPERTIES INC  
11899 W RIDGE VIEW DR  
DAVIE FL 33330

**SP 11-3-06**  
NICKERSON,JEFFREY  
15100 SW 31ST CT  
DAVIE FL 33331-2623

**SP 11-3-06**  
NORBERG,KENNETH JR &  
PLUNKETT,BRANDI L  
14981 SW 31 CT  
DAVIE FL 33331

**SP 11-3-06**  
NUNN,THOMAS S JR & LYNDIA M  
15100 SW 27TH CT  
DAVIE FL 33331-2615

**SP 11-3-06**  
O'DONNELL,TERRENCE H &  
CECELIA I  
15142 SW 25 ST  
DAVIE FL 33326

**SP 11-3-06**  
PALERMO,FRANK & LISA  
15000 SW 31 CT  
DAVIE FL 33331-2607

**SP 11-3-06**  
PARIS,STEVEN M & BETTY ANNE  
15001 SW 31 CT  
DAVIE FL 33331-2622

**SP 11-3-06**  
PIERCE,ROBERT G &  
PIERCE,CAROL R  
3100 SW 148 AVE  
DAVIE FL 33331-2635

**SP 11-3-06**  
PINKIEN,GLENN  
15110 SW 26 ST  
DAVIE FL 33326-2002

**SP 11-3-06**  
PORTELA,OSCAR R  
14901 SW 27 ST  
DAVIE FL 33331

**SP 11-3-06**  
PROCACCINI,MELANIE  
15241 SW 31 CT  
DAVIE FL 33331-2626

**SP 11-3-06**  
RAMSAY,SANDRA FONG-WOO &  
RAMSAY,VANLY ALEXANDER  
2801 SW 148 AVE  
DAVIE FL 33331

**SP 11-3-06**  
ROBERTS,NICHOLAS & A REV LIV TR  
16170 SW 7 ST  
PEMBROKE PINES FL 33027

**SP 11-3-06**  
ROBLES,ALEXIS SUPPL NEEDS TRUST  
% BANK OF NY/TRUST PROPERTIES  
1 WALL ST 5 FL  
NEW YORK NY 10286

**SP 11-3-06**  
RODRIGUEZ,ANDY & LENA  
14901 SW 31 CT  
DAVIE FL 33331

**SP 11-3-06**  
RODRIGUEZ,PETER V & LESLIE &  
RODRIGUEZ,GELDA  
14941 SW 31 CT  
DAVIE FL 33331-2620

**SP 11-3-06**  
SAMBOR,RUTH E  
15141 SW 31ST CT  
DAVIE FL 33331-2624

**SP 11-3-06**  
SANCHEZ,LEIGH  
105 WINDY POINT CIR  
MARATHON FL 33050

**SP 11-3-06**  
SECADES,RAMON &  
SECADES,MARIA C  
15222 SW 25 ST  
DAVIE FL 33326

**SP 11-3-06**  
SHERIDAN,RONA L  
14650 SW 29 PL  
DAVIE FL 33330

**SP 11-3-06**  
SHERROD,CURTIS & JOAN  
14750 SW 31 CT  
DAVIE FL 33331

**SP 11-3-06**  
SMITH,GERALD ALAN & CARMEN C  
4931 LINCOLN ST  
HOLLYWOOD FL 33021-5216

**SP 11-3-06**  
SOUTHERN HOMES OF DAVIE IV LLC  
12900 SW 128 ST SUITE 100  
MIAMI FL 33176

**SP 11-3-06**  
SOUTHERN HOMES OF DAVIE LLC  
7990 SW 117 AVE STE 135  
MIAMI FL 33183

**SP 11-3-06**  
SOZIO,BRUNO & LINDA  
505 SLEEPY HOLLOW RD  
THOMS RIVER NJ 08753

**SP 11-3-06**  
STANLEY,EDWARD A  
2800 SW 154TH AVE  
DAVIE FL 33331-2601

**SP 11-3-06**  
THRALL,EDWARD A & JUANITA  
2790 SW 139 AVE  
DAVIE FL 33330-1146

**SP 11-3-06**  
TRESCHAN,CLAUDIA L  
AGRAS,ALFREDO  
2900 SW 148 AVE  
DAVIE FL 33331-2634

**SP 11-3-06**  
TROMANS,MARK A  
15170 SW 26 ST  
DAVIE FL 33326-2002

**SP 11-3-06**  
TWIST,DALE ALLEN & CHERYL ANN  
15140 SW 31ST CT  
DAVIE FL 33331-2623

**SP 11-3-06**  
VELTRI,DIANE  
15075 SW 27TH ST  
DAVIE FL 33331-2608

**SP 11-3-06**  
WALSH,THOMAS E & ROBINETTE B  
14980 SW 31 CT  
DAVIE FL 33331-2619

**SP 11-3-06**  
WILLIAMS,PAUL J & JODI M  
14971 SW 27 ST  
DAVIE FL 33331

**Exhibit 3 (*Public Participation Notice*)**

# PILLAR

## CONSULTANTS INC.

Lic. #QB-0015697

January 12, 2007

Town of Davie Planning & Zoning Division  
5621 SW 58<sup>th</sup> Ct.  
Davie, FL 33314-7468

Re: 13.95 Acres Residential Parcel of land  
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised, that on Friday January 19, 2007 and Monday January 22, 2007, we will be at the Shenandoah Community Center at 6:00 p.m.(located at 14601 SW. 14<sup>th</sup> St.) and Town of Davie Community Room at 6:00 p.m.(located at 6591 Orange Dr.) respectively, to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed residential development (consisting of 14 single family homes) and be ready to answer any questions you may have and will listen to any suggestions.

Sincerely,

Pillar/Consultants, Inc.

  
Jason Wilson  
Project Engineer

Enclosures: Proposed Site Plan  
Future Land Use Map  
Zoning and Aerial Map  
Meeting Location Maps

Cc: Town of Davie Planning Division

**General Contracting • Design/Build • Construction Management  
Consulting Engineers • Planners • Surveyors**

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323



Exhibit 4 (Public Participation Sign-in Sheets)

PUBLIC PARTICIPATION (RANCHO ALEGRE)  
SIGN-IN SHEET

1/19/07

NAME

ADDRESS

Judy Paul

PAT GRIMSON 15150 SW 27TH ST DAVIE 33331

TAY C. EVANS 5230 S. UNIVERSITY DR. #104, DAVIE

JASON WILSON 5230 S. UNIVERSITY RR, 104, DAVIE

1/22/07

NAME

ADDRESS

TAY C. EVANS

5230 S. UNIVERSITY DR #104, DAVIE

**Exhibit 5 (*Public Correspondence*)**

**N/A**

**Exhibit 6 (*Public Participation Summary/Report*)**

# PILLAR

## CONSULTANTS

### INC.

Lic. #QB-0015697

January 26, 2007

Ms. Lisa Bazinet  
Town of Davie Planning & Zoning Division  
6591 S.W. 45<sup>th</sup> St.  
Davie, FL 33314

Re: Rancho Alegre  
Citizen Participation Plan Report and Mailing Certification  
02021a

Dear Lisa:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (provided by the Town of Davie) were notified via regular mail prior to the 1<sup>st</sup> meeting.

The first meeting was held on January 19, 2007, 6:00 p.m., at the Town of Davie Shenandoah Park Community Room. Two residents (Council Member Judy Paul and Pat Grimson of 15150 SW 27<sup>th</sup> St.) were present to inquire and state concerns regarding the proposed development. The second meeting was held on January 22, 2007, 6:00 p.m. at the Town of Davie Community Room. No one attended the first meeting and we adjourned at 7:00 p.m.

The major concern addressed was the current rain runoff from our existing site that is impacting/flooding Ms. Grimson's property. We explained to Ms. Grimson and Council Member Paul that due to CBWCD criteria and the nature of our design, our site will not shed any more water onto her property unless it is a major storm event (exceeds of 25 year storm) where all properties will be equalized and flooded. We showed them the location and sections of proposed berms around our property to contain the water on our site. Ms. Grimson requested we send her a copy of our drainage plans (which we sent to her certified mail - January 25, 2007).

In conclusion, we hope that the above satisfies the requirement of public participation in the site plan review process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,

Pillar Consultants, Inc.

Jason Wilson  
Project Engineer

**General Contracting • Design/Build • Construction Management**  
**Consulting Engineers • Planners • Surveyors**

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

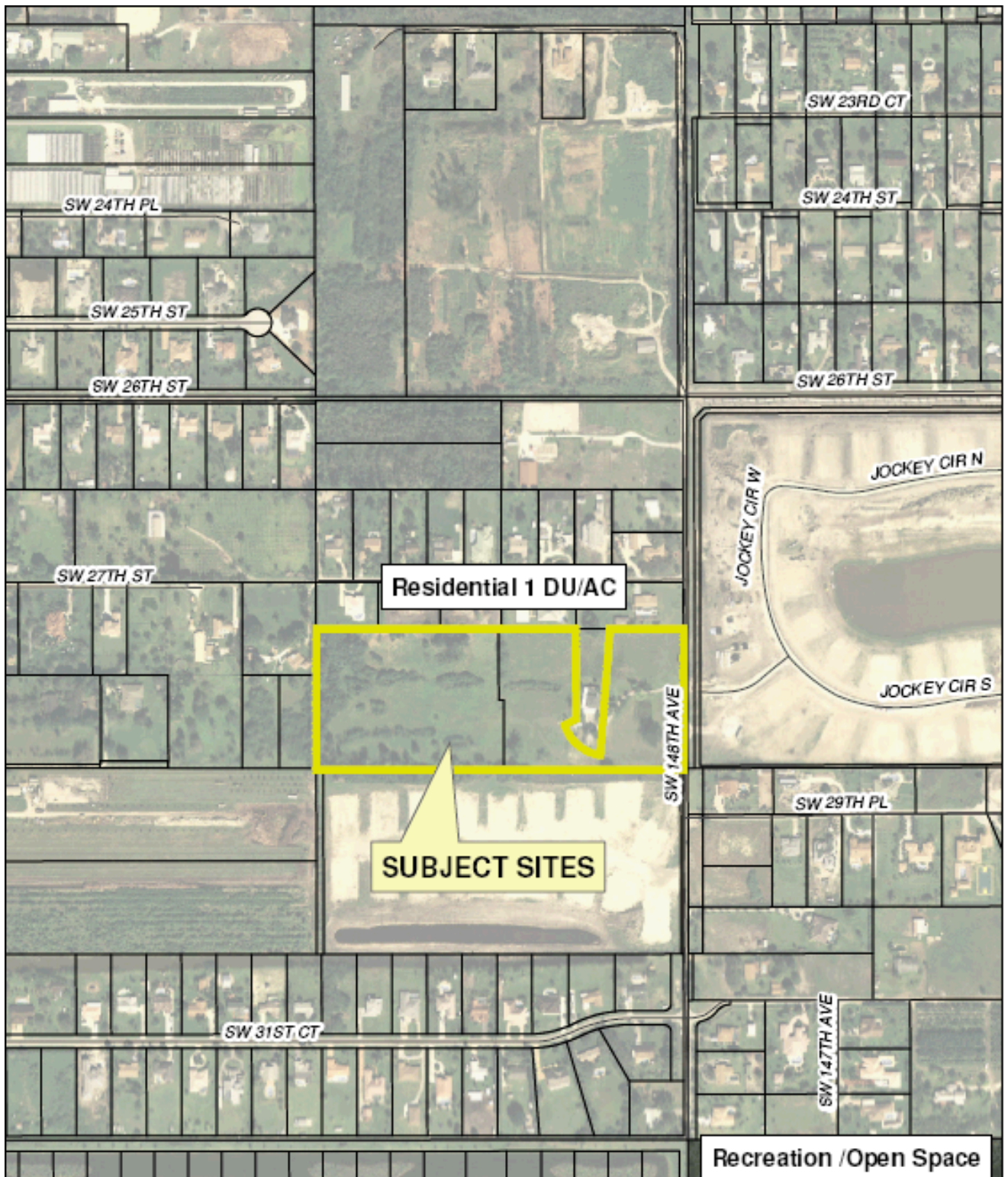
Dec. 05 2007 11:33AM P2

FAX NO. : 5546800323

FROM: PILLAR CONSULTANTS, INC.



**Exhibit 7 (*Future Land Use Map*)**



Date Flown:  
12/20/06



0 250 500 1,000  
Feet

Prepared by the Town of Davie GIS Division

Plat  
P 11-2-06

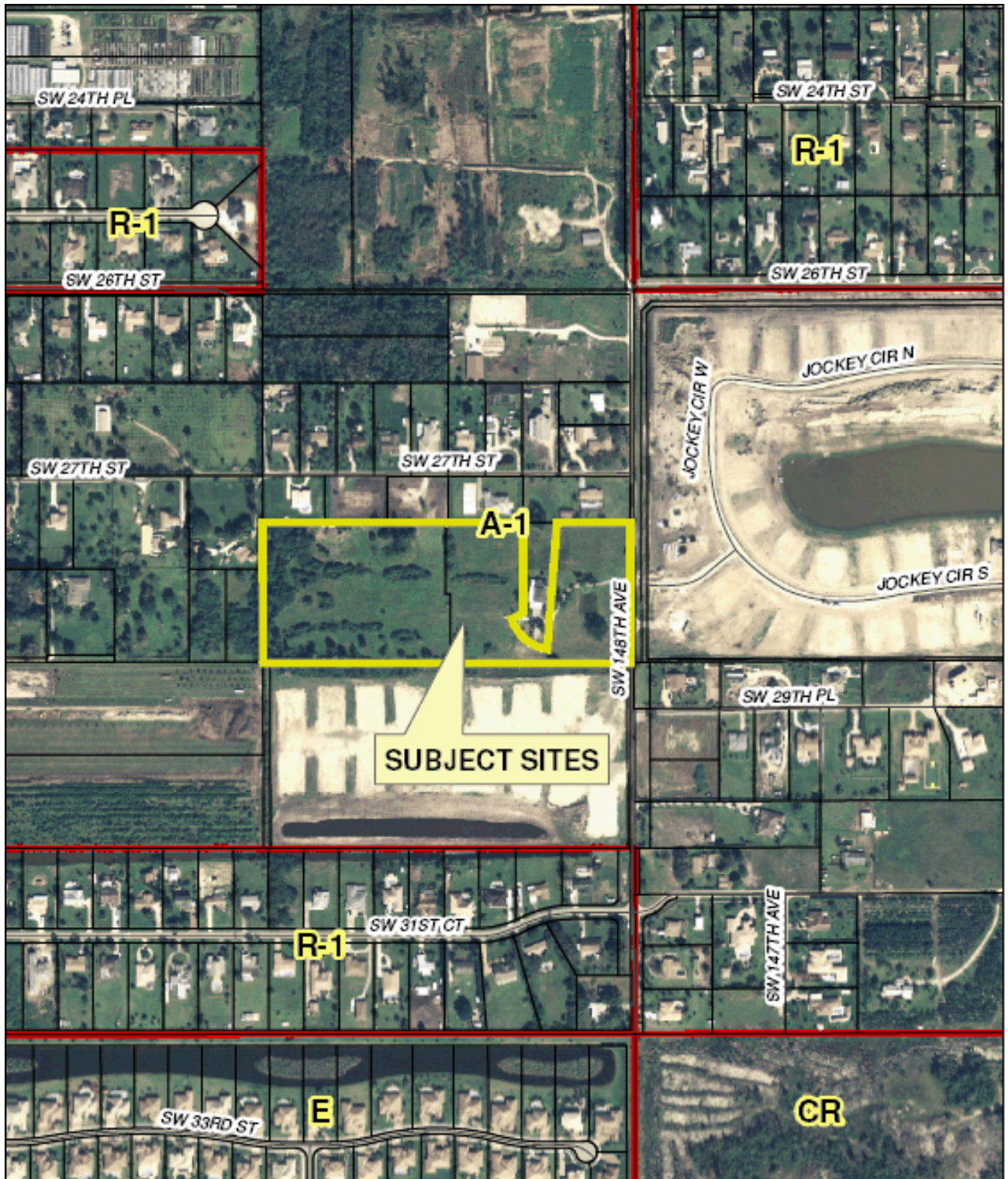
Future Land Use Map

Prepared by: ID  
Date Prepared: 10/19/07





**Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)**



Date Flown:  
12/2/06



0 250 500 1,000  
Feet

Prepared by the Town of Davie GIS Division

Plat  
P 11-2-06  
Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 10/19/07

